

149.0

0005

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

715,000 / 715,000

USE VALUE:

715,000 / 715,000

ASSESSED:

715,000 / 715,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 91 |        | QUINCY ST, ARLINGTON  |

**OWNERSHIP**

| Owner 1: | BERARDUCCI MICHAEL CHESTER & | Unit #: |  |
|----------|------------------------------|---------|--|
| Owner 2: | BERARDUCCI MAUREEN S         |         |  |
| Owner 3: |                              |         |  |

Street 1: 91 QUINCY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: BERARDUCCI MAUREEN S -

Owner 2: -

Street 1: 91 QUINCY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,551 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1916 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 2    | Above Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5551        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.06 | 8     |            |           |        |   |        |   |        |   | 410,571         |           |   |           |        |      | 410,600   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                |  | Land Size | Building Value | Yard Items                     | Land Value | Total Value    | Legal Description |  | User Acct |
|-------------------------|--|-----------|----------------|--------------------------------|------------|----------------|-------------------|--|-----------|
| 101                     |  | 5551.000  | 304,400        |                                | 410,600    | 715,000        |                   |  |           |
|                         |  |           |                |                                |            |                |                   |  |           |
|                         |  |           |                |                                |            |                |                   |  |           |
|                         |  |           |                |                                |            |                |                   |  |           |
| Total Card              |  | 0.127     | 304,400        |                                | 410,600    | 715,000        | Entered Lot Size  |  |           |
| Total Parcel            |  | 0.127     | 304,400        |                                | 410,600    | 715,000        | Total Land:       |  |           |
| Source: Market Adj Cost |  |           |                | Total Value per SQ unit /Card: | 373.12     | /Parcel: 373.1 | Land Unit Type:   |  |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 304,500    | 0         | 5,551.    | 410,600    | 715,100     | 715,100       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 243,300    | 0         | 5,551.    | 410,600    | 653,900     | 653,900       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 243,300    | 0         | 5,551.    | 363,600    | 606,900     | 606,900       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 243,300    | 0         | 5,551.    | 305,000    | 548,300     | 548,300       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 243,300    | 0         | 5,551.    | 305,000    | 548,300     | 548,300       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 229,600    | 0         | 5,551.    | 263,900    | 493,500     | 493,500       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 229,600    | 0         | 5,551.    | 255,100    | 484,700     | 484,700       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 229,600    | 0         | 5,551.    | 242,800    | 472,400     | 472,400       |               | 12/13/2012 |

Parcel ID 149.0-0005-0004.0

!11662!

**PRINT**

| Date     | Time     |
|----------|----------|
| 12/11/20 | 01:48:19 |
|          |          |
|          |          |
|          |          |

**LAST REV**

| Date     | Time     |
|----------|----------|
| 08/07/18 | 08:22:24 |
|          |          |
|          |          |
|          |          |

apro

11662

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| BERARDUCCI MAUR | 66590-290 |      | 12/28/2015 | Convenience | 99         | No | No  |       |       |
| BERARDUCCI MICH | 49261-130 |      | 4/9/2007   | Family      | 1          | No | No  |       |       |
| HART STEPHEN/ET | 28606-113 |      | 5/21/1998  |             | 262,000    | No | No  | Y     |       |

**BUILDING PERMITS**

| Date      | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip         | Comment |
|-----------|--------|---------|--------|-----|------------|----------|--------------------|---------|
| 8/22/2013 | 1268   | Manual  | 26,200 | C   |            |          |                    |         |
| 3/20/2003 | 182    | Re-Roof | 3,800  | C   |            |          |                    |         |
| 8/15/1996 | 389    |         | 12,000 | C   |            |          | REMODEL KITCHEN    |         |
| 9/1/1995  | 527    | Manual  | 7,200  | C   |            |          | REPLACE WINDOW/DOO |         |

**ACTIVITY INFORMATION**

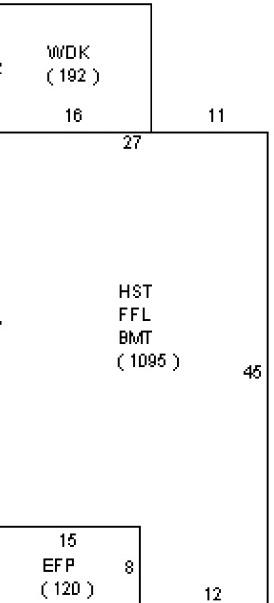
| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 6/27/2018  | MEAS&NOTICE  | HS  | Hanne S |
| 11/7/2008  | Meas/Inspect | 355 | PATRIOT |
| 11/5/2008  | Measured     | 163 | PATRIOT |
| 1/12/2000  | Inspected    | 276 | PATRIOT |
| 11/18/1999 | Measured     | 268 | PATRIOT |
| 7/19/1993  |              | KT  |         |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

|                                    |                   |                 |     |                           |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
|------------------------------------|-------------------|-----------------|-----|---------------------------|-----------------|-------------------------|------------|--------------------------------------|---------------------|------|------------|----------------------|--------|--------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>        |                   |                 |     | <b>BATH FEATURES</b>      |                 |                         |            | <b>COMMENTS</b>                      |                     |      |            | <b>SKETCH</b>        |        |        |            |            |              |
| Type: 15 - Old Style               |                   |                 |     | Full Bath: 1              | Rating: Average |                         |            | OF=BMT SINK.                         |                     |      |            |                      |        |        |            |            |              |
| Sty Ht: 2 - 2 Story                |                   |                 |     | A Bath:                   | Rating:         |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| (Liv) Units: 1                     | Total: 1          |                 |     | 3/4 Bath:                 | Rating:         |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Foundation: 2 - Conc. Block        |                   |                 |     | A 3QBth:                  | Rating:         |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Frame: 1 - Wood                    |                   |                 |     | 1/2 Bath:                 | Rating:         |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Prime Wall: 1 - Wood Shingle       |                   |                 |     | A HBth:                   | Rating:         |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Sec Wall:                          |                   | %               |     | OthrFix: 1                | Rating: Fair    |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Roof Struct: 1 - Gable             |                   |                 |     | <b>OTHER FEATURES</b>     |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Roof Cover: 1 - Asphalt Shgl       |                   |                 |     | Kits: 1                   | Rating: Good    |                         |            | 1st Res Grid Desc: Line 1 # Units: 1 |                     |      |            |                      |        |        |            |            |              |
| Color: BLUE                        |                   |                 |     | A Kits:                   | Rating:         |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| View / Desir:                      |                   |                 |     | Fpl: 1                    | Rating: Average |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| <b>GENERAL INFORMATION</b>         |                   |                 |     | WSFlue:                   | Rating:         |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Grade: C - Average                 |                   |                 |     | <b>CONDOS INFORMATION</b> |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Year Blt: 1928                     | Eff Yr Blt:       |                 |     | Location:                 |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Alt LUC:                           |                   | Alt %:          |     | Total Units:              |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Jurisdct: G5                       |                   | Fact: .         |     | Floor:                    |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Const Mod:                         |                   |                 |     | % Own:                    |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Lump Sum Adj:                      |                   |                 |     | Name:                     |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| <b>INTERIOR INFORMATION</b>        |                   |                 |     | <b>DEPRECIATION</b>       |                 |                         |            | <b>REMODELING</b>                    |                     |      |            | <b>RES BREAKDOWN</b> |        |        |            |            |              |
| Avg Ht/FL: STD                     |                   |                 |     | Phys Cond: AG - Avg-Good  | 26.             | %                       | Exterior:  | No Unit                              | RMS                 | BRS  | FL         |                      |        |        |            |            |              |
| Prim Int Wall: 2 - Plaster         |                   |                 |     | Functional:               |                 | %                       | Interior:  | 1                                    | 7                   | 3    |            |                      |        |        |            |            |              |
| Sec Int Wall:                      |                   | %               |     | Economic:                 |                 | %                       | Additions: |                                      |                     |      |            |                      |        |        |            |            |              |
| Partition: T - Typical             |                   |                 |     | Special:                  |                 | %                       | Kitchen:   |                                      |                     |      |            |                      |        |        |            |            |              |
| Prim Floors: 3 - Hardwood          |                   |                 |     | Override:                 |                 | %                       | Baths:     |                                      |                     |      |            |                      |        |        |            |            |              |
| Sec Floors: 4 - Carpet             | 50%               |                 |     | Total:                    | 26.4            | %                       | Plumbing:  |                                      |                     |      |            |                      |        |        |            |            |              |
| Bsmnt Flr: 12 - Concrete           |                   |                 |     | <b>CALC SUMMARY</b>       |                 |                         |            | <b>COMPARABLE SALES</b>              |                     |      |            | <b>TOTALS</b>        |        |        |            |            |              |
| Subfloor:                          |                   |                 |     | Basic \$ / SQ: 130.00     |                 |                         | Rate       | Parcel ID                            | Typ                 | Date | Sale Price | 1                    | 7      | 3      |            |            |              |
| Bsmnt Gar: 1                       |                   |                 |     | Size Adj.: 1.28926933     |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Electric: 3 - Typical              |                   |                 |     | Const Adj.: 0.98500049    |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Insulation: 2 - Typical            |                   |                 |     | Adj \$ / SQ: 165.091      |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Int vs Ext: S                      |                   |                 |     | Other Features: 71320     |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Heat Fuel: 2 - Gas                 |                   |                 |     | Grade Factor: 1.00        |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Heat Type: 3 - Forced H/W          |                   |                 |     | NBHD Inf: 1.00000000      |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| # Heat Sys: 1                      |                   |                 |     | NBHD Mod:                 |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| % Heated: 100                      |                   | % AC:           |     | LUC Factor: 1.00          |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Solar HW: Yes                      |                   | Central Vac: NO |     | Adj Total: 413547         |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| % Com Wall                         |                   | % Sprinkled:    |     | Depreciation: 109176      |                 |                         |            | Juris. Factor: 1.00                  | Before Depr: 165.09 |      |            |                      |        |        |            |            |              |
|                                    |                   |                 |     | Depreciated Total: 304370 |                 |                         |            | Special Features: 0                  | Val/Su Net: 99.80   |      |            |                      |        |        |            |            |              |
|                                    |                   |                 |     |                           |                 |                         |            | Final Total: 304400                  | Val/Su SzAd: 185.33 |      |            |                      |        |        |            |            |              |
| <b>MOBILE HOME</b>                 |                   |                 |     | Make:                     |                 |                         | Model:     |                                      | Serial #:           |      | Year:      |                      | Color: |        |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                   |                 |     |                           |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| <b>PARCEL ID</b> 149.0-0005-0004.0 |                   |                 |     |                           |                 |                         |            |                                      |                     |      |            |                      |        |        |            |            |              |
| Code                               | Description       | A               | Y/S | Qty                       | Size/Dim        | Qual                    | Con        | Year                                 | Unit Price          | D/S  | Dep        | LUC                  | Fact   | NB Fa  | Appr Value | JCod JFact | Juris. Value |
| More: N                            | Total Yard Items: |                 |     |                           |                 | Total Special Features: |            |                                      |                     |      |            |                      |        | Total: |            |            |              |



**AssessPro Patriot Properties, Inc**

